



**TAX BOARD OF ASSESSMENT REVIEW MEETING
MONDAY DECEMBER 12, 2011**

Present:

**Joseph Brillon
Garrett Mancieri
Soren Seale**

Also present:

Lori Flanagan, Recording Secretary

Meeting opened at 6:00 P.M.

6:00 P.M.

1st Applicant: Sandra Lafrance
27 Tache Street 18G-061-025

2009 re-valued property was assessed to high 209,700 they're the highest on the block. In 2009 they talk to the assessor. Sandra refinanced and then came in to reassessment the property which came in at 160,000 almost 50,000 difference. She been in almost every single house on the block the neighbors house is almost 5,000 less in value. The house down the street looks like a mansion has income property. Sandra said she cannot afford the taxes anymore.

6:15 P.M.

2nd Applicant: Robert Champagne
17 Bernice Avenue 04A-164-035

Robert is not questioning the land assessment he is looking at the square footing of the homes. The entire houses are the same not even questioning the out buildings why does he have to pay much more for his home then his neighbors. The board states that his house is in better condition then the other house. Robert thinks he is being penalized for not letting vision in.

Board states that he will receive a letter within 5 to 10 weeks of their decision

6:30 P.M.

3RD Applicant: Juan Yotharath
147 Paradis Avenue 28F-041-021

Bought the house in July for 150,000 so why is the house value at 302,600. Juan wants to no why we are taxing him on 300,000. Soren explains that the city appraise house on a three year cycle. That is the value that the homeowner gets taxed on. If the value goes down then he will pay taxes on the new value. That why his purchase price is not reflected on his assessment. House was built in 1900 house is in good shape asked his realtor why he paying taxes on the high assessment.

6:45 P.M.

4th Applicant Carl & Margaret Lomberto
74 Temple Street 13A-261-008

Has two building side by side 31-37 Mechanic Ave which faces Taft Pierce. The city wants us to split the saw line which is another 15,000 so they can be tax at the residential rate. Just did the fire code two years ago he has owned the property for twenty year. Carl says he has two empty apartments every month Taft Pierce has broken windows and graffiti written all over the building. The city won't even fix the street there are all crakes in the street. People are always dropping off trash from when they pick up their storage from Taft Pierce. We had attorney offer us 260,000 but couldn't take the offer because that's what we owe on the mortgage.

7:00 P.M.

5th Applicant Penny Brown
685 Social Street Unit 306 21E-222-306

Condos in her unit are selling for lot less, I went to see if I could sell my condo and they said I basically only could get a 140,000 for it. The condos that are the same size are selling for 130,000 and so forth. The hole unit is not all hardwood floor a lot of the units have all hardwoods. The bathrooms are not modern the condo is in the loft area they had a big sound problem they had someone come in and spray foam you could here everything your neighbor was saying. Some of the sound has been resolved, not all of it the next step is to put in a drop ceilings. I have some holes in my hardwood and I can see down stairs.

7:15 P.M.

6th Applicant Cheryl Correia
634 Prospect Street 12A-118-020

Refinanced our home last year came in lower than what there tax bill is. The house across the street just went up for action. I think we are one of the nicest houses in the neighborhood. Sore explains how the assessments work. The house was assessed in 2008 so we used that value whether your assessment goes up or down. So explains that's why your refinanced assessment does not match ours.

7:30 P.M.

6th Applicant Davon Lin
423 Transit Street 11A-084-009

Davone has his lawyer Robert Larder and Real Estate Agent Jeffrey Fontaine we took a look at the field card and took a look at the house pretty much is accrete. Jeff stated that there were a few things he wanted to bring up. On Davone field card kitchen and bathroom was classified as modern and luxurious. That home was built in 2006, it is a fairly new house they didn't put on the field card that is was adjusted to two percent.

8:00 P.M.

7th Applicant David Treckman
208 Fourth Avenue 06F-144-004

I bought this house in the Fairmount section because it was the only price I could afford at the time. Now I am having a hard time affording the high property taxes. I petition this board in a reduction in my assess value of this property